

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Juan D. Garcia

77 Park Hills
Hawthorne 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twelve thousand and 00/100 Dollars (\$12,000.00) to the undersigned, CitiFinancial, Inc., a corporation, by Olympus Asset Management, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Juan D. Garcia, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter, Section 20, Township 22, Range 2 West in Shelby County, Alabama and from said point as the point of beginning, run thence South 177 feet, more or less, and to the North right of way line of public road; thence run in an Easterly direction and along the North right of way line of the public road 155 feet to a point; thence run in a Northerly direction 221 feet and to a point on the North line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 20 and said point being 110 feet East of the point of beginning and thence run West 110 feet to the point of beginning. Said lot or parcel of land lying North of and adjacent to the public road and being a part or portion of Tract No. 441 according to Lloyd Realty Company's Map.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Mineral and mining rights.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20110401000102560, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20110509000138130 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/09/2011 10:24:08 AM FILED/CERT

Shelby County, AL 05/09/2011
State of Alabama
Deed Tax:\$12.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of May, 2011.

CitiFinancial, Inc.
By Olympus Asset Management, Inc., as Attorney in Fact

By: 

Its Mason Legendre - VP

STATE OF Maine

COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mason Legendre, whose name as VP of Olympus Asset Management, Inc., as Attorney in Fact for CitiFinancial, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 2nd day of May, 2011.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

MEGHAN MCDONALD
Notary Public, Maine
My Commission Expires
April 9, 2016

2011-001283


20110509000138130 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/09/2011 10:24:08 AM FILED/CERT